



Agenda

Housing Commission Meeting
Monday, September 14, 2026 - 11:00 AM
City Hall, 419 Fulton Street - Room 110

Call to Order

Roll Call

Public Comment

Approval of Minutes

- A. Approval of Minutes August 3rd 2026

Regular Business

- A. Planning and Zoning Monthly Summary Report
- B. City Council Update
- C. Staff Department Update

New Business

- A. Reclaiming Vacant Property - Nicole Morrow

Old Business

Next Scheduled Meeting

The next regular meeting of the Commission will be held on Monday, October 5th at 11AM in Room 110.

Adjournment



Official Proceedings

Of the City of Peoria, Illinois

Monday, August 3, 2026

Call to Order

Call to Order

The meeting was called to order by Staff Liaison Nicole Morrow at 11:04 AM.

Roll Call

Roll Call

Roll call showed the following members were present: Cheryll Boswell, Lamont Carroll, Jane Genzel, Shawn Hayes, Becky Peterson, Timothy Riggenschach, Matthew Phelan - 7; Absent: - Cynthia Rivers.

Approval of Minutes

Approval of Minutes

A. Minutes from 6/01/2026 Meeting

155 Minutes from 6/01/2026 Meeting

Vice Chair Cheryll Boswell moved to approve minutes from 6/01/2026 Meeting; seconded by Commissioner Shawn Hayes.

Passed by roll call vote.

Yeas: Commissioner Boswell, Commissioner Carroll, Commissioner Genzel, Commissioner Hayes, Commissioner Peterson, City Council Member District #3 Riggenschach, Commissioner Phelan - 7

Nays: None - 0

Public Comment

Public Comment

There were no members of the public present at this time that wished to comment.

Regular Business

Regular Business

A. Planning and Zoning Monthly Summary Report

152 Planning and Zoning Monthly Summary Report

The only item coming forward for the month of August for the Planning and Zoning Commission is the Phoenix Manor Review. The Phoenix Manor is not a homeless shelter. The project will be

48 units of permanent supportive housing.

B. City Council Update

153 City Council Update

Councilman Riggerbach shared the Phoenix Manor was originally planned for the old Methodist College site. There will be 48 units of permanent supportive housing that are targeted for families. There will be support services available for families there. Councilman Riggerbach stated that this is a tremendous opportunity to end homelessness for families in Peoria. When the project was going to be at the Methodist College site, it became cost prohibitive with the amount of renovations that were needed. Since the project was supposed to originally be in his district, Riggerbach has been involved at a certain level since the beginning of planning. Staff reached out to IDHA because this has the 9% tax credit. This project will now be built at the old Harrison school site, which will be directly across from the school, close to METEC, close to the Southside Community Center, and a lot of positives for families. Phoenix has agreed to have around-the-clock security 24/7. OSF will also be opening a community health clinic. This will be open to the community, not just families that reside at Phoenix Manor. OSF has committed to 15 years.

Commissioner Spiller arrived at 11:10 AM.

Commissioner Hayes asked if Phoenix Manor is only available to families. Staff Liaison Nicole shared that there is a mix of units ranging from single units to 2, 3, and 4 bedrooms. There was talk about adding some studios, but since this is a family complex, it didn't make sense because it's a different demographic and supportive needs. Councilman Riggerbach was told there would be more than enough families to fill the units. Staff Liaison Nicole stated that in the packet for the Planning and Zoning Commission for the Phoenix Manor project, there is a breakdown in the packet that looked at the composition of who is at the Dream Center right now, and in essence, all the families at the Dream Center that qualify for permanent supportive housing would occupy the units.

Commissioner Muehlbauer arrived at 11:12 AM.

There was discussion within the Commission about the old Armory property and the owner potentially donating the property to the Dream Center.

Commissioner Spiller asked if there has been any conversation to help inform the community about projects before they're created that was possibly missed. Staff Liaison Nicole shared that the entire surrounding area has to be notified whenever there is going to be a new development. The official notices were sent out. As for an opportunity to engage, there haven't been any localized meetings. The real opportunity to engage would be at the Planning and Zoning Commission and then following at City Council. Councilman Riggerbach shared that once the old Harrison school was torn down, there were public meetings that the Southside people were invited to in order to talk about the future of the Southside and housing has always been the number one thing brought up about that specific site. The fact that housing is going at this location shouldn't come as a surprise, since this has been part of the long-term goal since the City acquired the property.

Commissioner Phelan shared that after seeing what happened to New Hope, he's sure there are concerns about the follow-through and putting this in someone else's neighborhood.

Councilman Riggerbach shared that this is not the same population that New Hope had and will have security cameras, security guards, lighting, and the OSF presence. Riggerbach stated that he has some challenged areas as well in his council district, and having a \$20-million project placed in his area would be something that he would embrace.

There was more discussion about how to better inform the public about projects within the community and when the best time to inform the public would be in the process.

Commissioner Peterson asked what the difference between Phoenix Manor and PHA was. Staff liaison Nicole shared that there's a difference between permanent supportive housing and a PHA. A PHA unit will be subsidized based on either the unit or a voucher within the community. Phoenix has the built-in services included. Phoenix will utilize the Continuum of Care's coordinated entry system, which is where any family that encounters any homeless service provider is entered into a database, and it's determined what programming is most appropriate for them based on their needs, mental health, and other assessments. All individuals that are moving into Phoenix Manor will need to be on coordinated entry, and there won't be an open application process.

Commissioner Sanders arrived at 11:26 AM.

Commissioner Genzel shared that one of the downfalls of New Hope was that everyone came off of coordinated entry, and it took the most challenging people who were on the streets. Genzel stated that the key to making Phoenix Manor successful is the accountability in the services. Vice Chair Boswell stated that she's good with an organization coming back and doing something positive for the Southside of Peoria, but there will need to be something to help differentiate between the services that Phoenix Manor provides and PHA, since Phoenix Manor is adjacent to PHA's Harrison Homes. Commissioner Sanders stated that she's the Chair for the Phoenix board and that she would like for Phoenix CDS Director Christine Kahl to come in to speak to the Housing Commission and help better explain. Sanders also stated that with the current Administration, the funding has changed and is not the same. Phoenix has had to transition and think hard about how to service the community and work with the money that was given. Sanders stated that New Hope was based on a property management team that didn't do what they were supposed to do. Sanders also stated that she had concerns about Phoenix Manor going into the old Harrison school location since that area is a food desert.

The other item Councilman Riggerbach wanted to bring up was that there was a proposal that came to Council last week to require all properties of 50 units or more to have 2 security guards and around-the-clock front desk service. There are about 32 properties that fit that description, but the cost would be about \$600,000 a year to the people that own the properties, which is a big financial hit. Riggerbach is about 90% sure that this will fail when it comes back for a second reading. What some were proposing was to make some changes to the nuisance ordinance. The way it is currently, there have to be 3 complaints against a specific unit/house to be considered a nuisance within a 6-month period. The change would be to have 3 complaints at a complex, which would make it a nuisance property and then staff could consider including a requirement that the property have security measures or other follow-up measures.

Chair Shah arrived via zoom meetings at 11:41 AM.

Commissioner Hayes recommended that the City finds a way to make it easier for landlords to get rid of problem tenants sooner. Commissioner Phelan shared that his job helps house

people through the City's Flex Rent Program and other nonprofit housing providers, but there has been an instance where they had to hire an armed guard for \$65 an hour because they couldn't get an emergency eviction for someone that they moved in under a supportive program. Commissioner Hayes shared that one thing the current eviction judge requires is in-person service of the eviction notice and court order. It cannot be electronic or posted to their physical property. For individuals that want to avoid the court summons, this process can go on for extended amounts of time. Hayes also mentioned requiring the properties to have surveillance and security cameras for the problem properties, which would be cheaper than \$600,000 a year.

C. Staff Department Update

154 Staff Department Update

Staff Liaison Nicole shared that the Community Development Block Grant public services is now open. There is a mandatory training session that interested applicants must attend, and the last opportunity for that will be August 4th. If anyone is working with any non-profits, Nicole suggests taking a look at the priority areas for the funding application.

The flexible rent program is going to finish at the end of August. The City was able to spend all the funds from this program, which came from the Health Department as part of the American Rescue Plan. This project started in January 2024. Staff liaison Nicole will have final wrap-up reports as far as how many families were served, how the money was spent, and, hopefully, some ideas of what the next steps will be.

HR1 passed on the federal level, which is the 21st Century Road to Housing Act. This was one of the first housing bills to pass with bipartisan support. There likely won't be any changes to any programming until 2027 at the very soonest. There are some changes to the funds that the City receives as entitlement funds. ESG currently uses a mix of homeless services, such as homeless shelters and prevention. It is a federal requirement that only 60% can be spent going towards shelters. This rule is going to be eliminated, so there could be more support for shelter services. For CDBG priorities, there will be some shifts and changes to what can be allowable there, and looking at utilizing those funds more towards housing opportunities and a section on reclaiming vacant properties, including commercial properties. There are also some changes to HOME funds and the definition of a Community Housing Development Organization (CHODO). These definitions are really strict, and it can be cumbersome to become a CHODO as required by the federal definition, so they'll modify this, which would then allow the home funds to go to a few different organizations.

The East Village TIF Commission met to provide some recaps; the Housing Commission met with the East Village TIF Commission in early 2025 about making some modifications to how individuals in the area can access the funds and the portion that a resident was required to pay to make those home modifications. Revisions were made and went into effect at the beginning of 2026, including match contribution from the homeowner to scale based on your income, and removing match requirements for senior citizens. This also allowed non-owner-occupied properties to be eligible for rehab grants with some different requirements. Since the change, 77 projects have been completed for a total of \$1.2 million. There are about \$300,000 more projects in the pipeline for these funds. This is in comparison to the previous 8 years previous where only 92 projects were completed at about \$1 million over that time period. A portion of this funding is also given back to Peoria Public Schools due to the age of the TIF. The Commission will now start to look at some commercial revitalization in the area while continuing

with the home rehab trajectory.

New Business

A. Presentation: Reclaiming Vacant Property - Nicole Morrow

New Business

Old Business

Old Business

A. Moving Housing Forward Survey Results

26-401 Moving Housing Forward Survey Results

This item will be revisited at the next Housing Commission meeting.

Next Scheduled Meeting

Next Scheduled Meeting

The next meeting of the Commission will be on Monday, September 14th due to the Labor Day Holiday observation on the first Monday, September 7th.

Adjournment

Adjournment

Commissioner Shawn Hayes moved to Adjournment; seconded by Commissioner Jane Genzel.

Passed by roll call vote.

Yeas: Cheryll Boswell, Lamont Carroll, Jane Genzel, Shawn Hayes, Bree Muehlbauer, Becky Peterson, Timothy Riggerbach, Michelle Sanders, Marwin Spiller, Matthew Phelan - 10

Nays: None - 0

The August 3, 2026, Housing Commission meeting adjourned at 12:00 PM.

Summary- Planning and Zoning

Case Number	Applicant	Summary of Request	Request Language	Council District	Additional Notes
PZ 279-2026 Deferred until October meeting to provide public notice	Knoxville Venture LLC	Amend existing special use in a Class C2 District	To amend existing special use Ordinance No. 14.023 in a Class C2 (Large Scale Commercial) for a Shopping Center to allow 2 apartment buildings for a total of 24 units	District 5	Knoxville Crossing Shopping Center (corner of Knoxville and Juliet Court) – exceeds the maximum number of units per acre (15.02)
PZ 329-2026	Oasis Electric on behalf of Gilby Land Holdings LLC	Amend existing special use in a Class C2	To amend existing special use Ordinance No.15.337 in a Class C2 for a Shopping Center to allow the installation of a ground mount solar array system with a waiver to reduce the front yard setback	District 4	5117 W Holiday Drive (Parcel ID 13-11-327-007) – Smoothie King. Motion to Deny. Goes before Council on 9/22/2026.
SUBD 342-2026	RBT of Illinois LLC	To approve a subdivision plat with waivers	To approve a subdivision plat with waivers in a Class R3 (Single Family Residential), re-subdividing Lot 91B and 91C as separate buildable lots	District 5	Property located at 10103 and 10105 Brompton Court Approved.
		Bicycle Safety Master Plan			Reviewed. Public Works applying for grants to finish the Abington Area path connections and looking to incorporate bicycle lanes and path work during road construction projects.